



# The Coca-Cola Building

128-162 N. Broad St. | Mooresville, NC 28115



Available for Lease

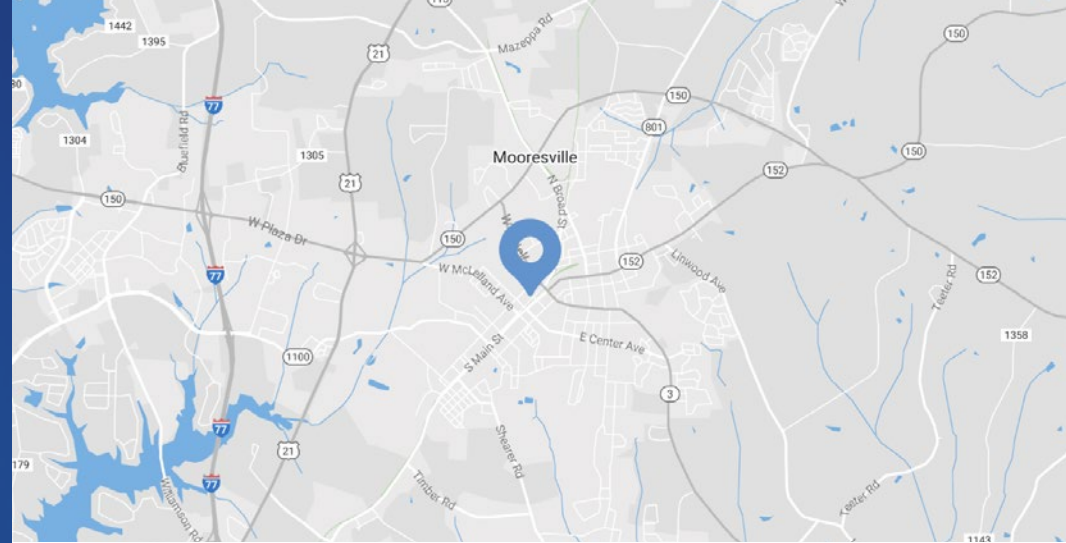
+/- 1,959 - 12,474 SF Available

# The Coca-Cola Building Available for Lease

The Coca-Cola Building totals +/- 28,390 square feet and consists of multiple separate, unique spaces. Located in Historic Downtown Mooresville, this site is walking distance to popular retail and restaurant destinations. The spaces boast a mix of unique features, including open floor plans, mezzanine features, wood beam ceilings and exposed brick. Supporting a range of uses, the available spaces are ideal for retail and office.

## Property Details

<b>Address</b>	128-162 N. Broad Street   Mooresville, NC 28115
<b>Availability</b>	+/- 1,959 - 12,474 SF Available for Lease
<b>Use</b>	Ideal for retail and office
<b>Parking</b>	80 parking spaces
<b>Zoning</b>	TC
<b>Traffic Counts</b>	N. Broad Street   7,200 VPD



## Mooresville is a thriving small town with big town progress

Be a part of it.

- Historic Character
- Diverse Tenant Mix
- Local Ownership & Management
- Proximity to Historic Downtown Mooresville



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	7,879	40,516	73,400
<b>Avg. Household Income</b>	\$86,273	\$96,964	\$113,578
<b>Median Household Income</b>	\$58,021	\$71,986	\$83,363
<b>Households</b>	3,347	15,790	28,694
<b>Daytime Employees</b>	4,071	16,913	36,734



128 N. Broad Street		
128-A	Available	7,700 SF

134 N. Broad Street		
134-A/B	Available	4,774 SF

156 N. Broad Street		
156-A	Katie's Sweatshop	1,078 SF
156-B/C/D	Available	1,959 - 6,171 SF
156-F	Available	2,966 SF

162 N. Broad Street		
162-A	Salon Zele	1,063 SF
162-B	North Carolina Provisions	1,373 SF

# 128 N. Broad Street

Mooresville, NC 28208

Historic building used during the filming of *Banshee*. There is a Coca-Cola mural on the side of the building, distinguishing it as an iconic location downtown. The space includes an upstairs mezzanine, roll-up door, and flexible floorplan.

## Available

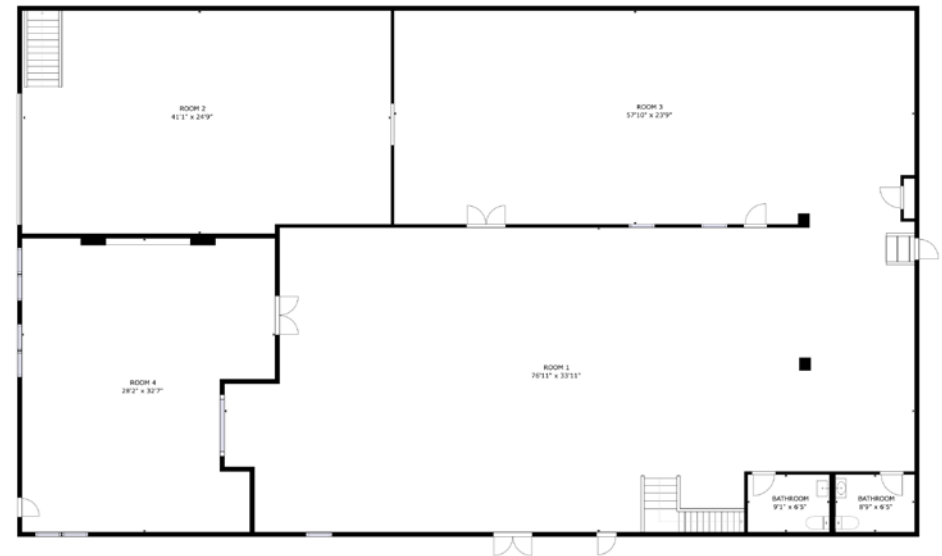
+/- 7,700 SF

## Lease Rate

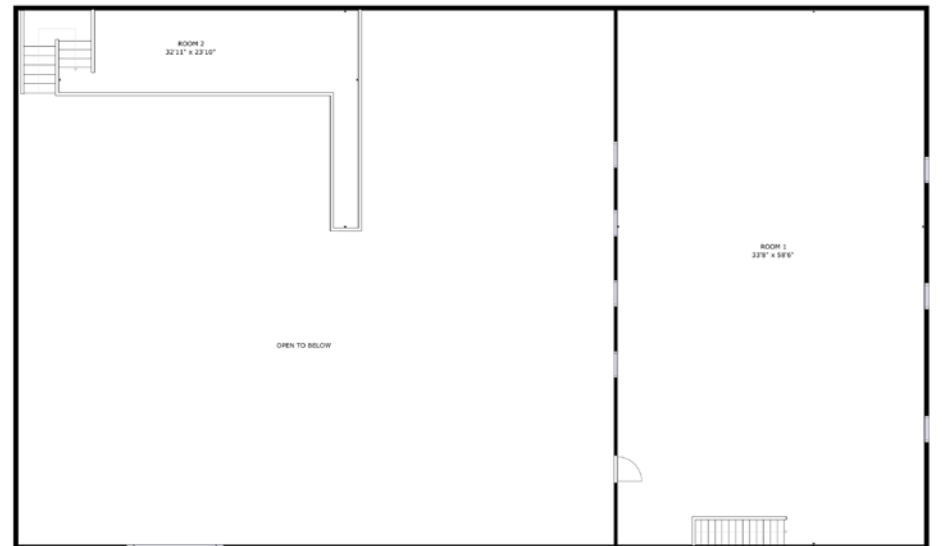
\$20/SF NNN

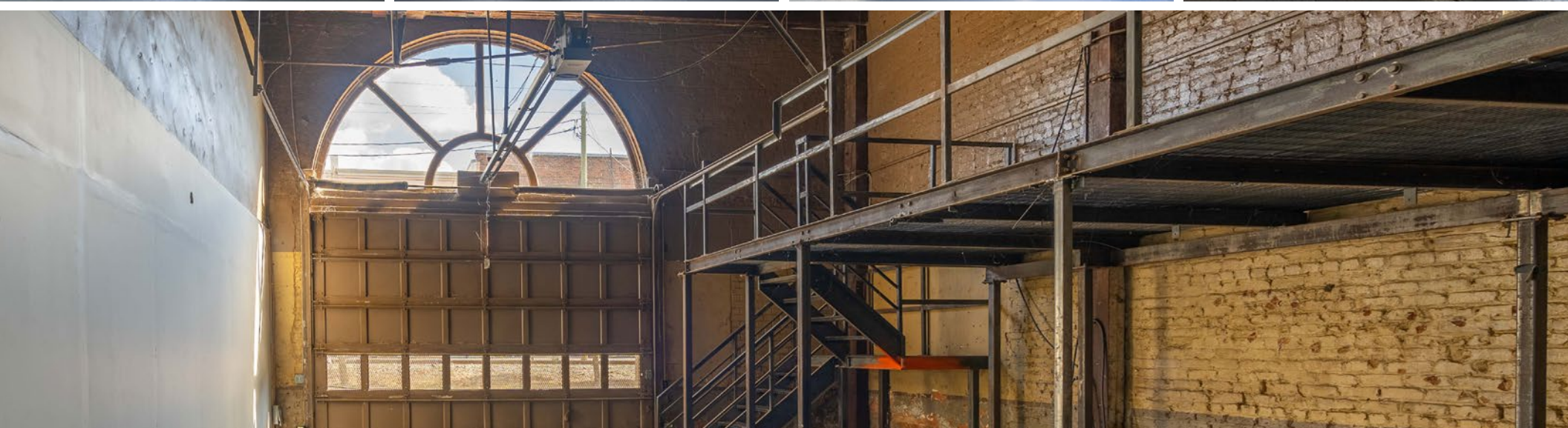
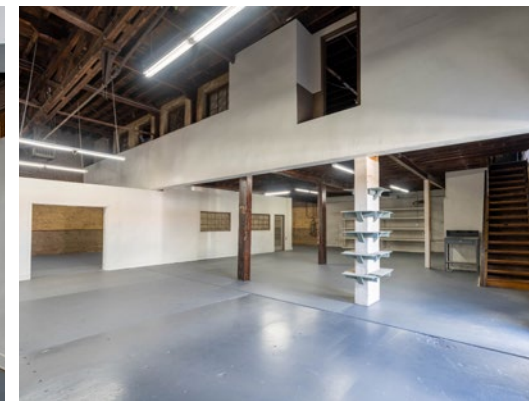
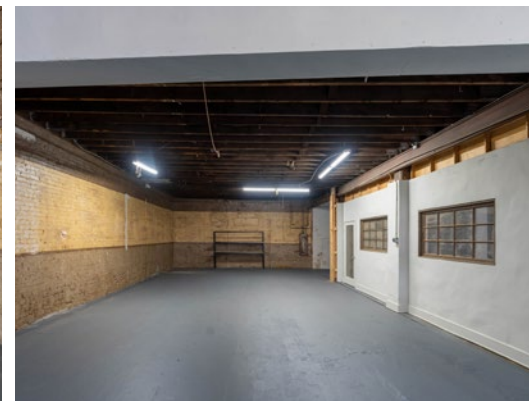
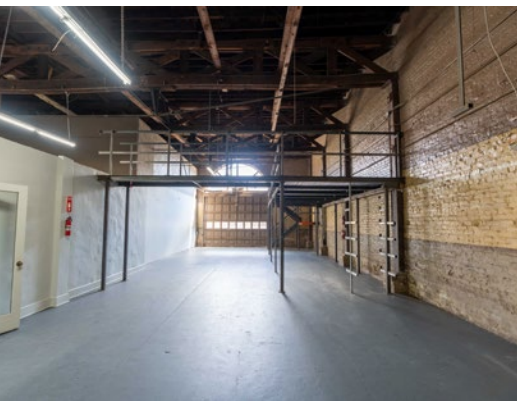
 Virtual Tour

## Ground Floor



## Mezzanine Level





# 134 N. Broad Street

Mooresville, NC 28208

Ground floor space featuring an open floor layout, several office spaces, a restroom, and a roll-up door.

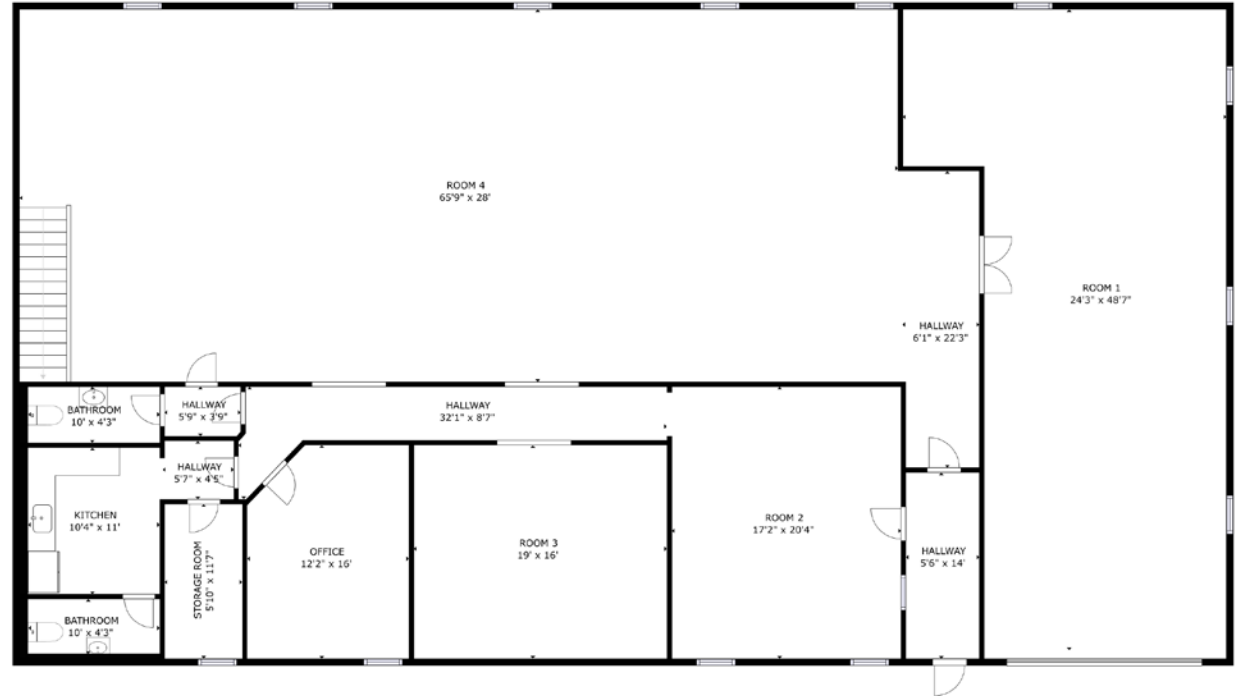
**Available**

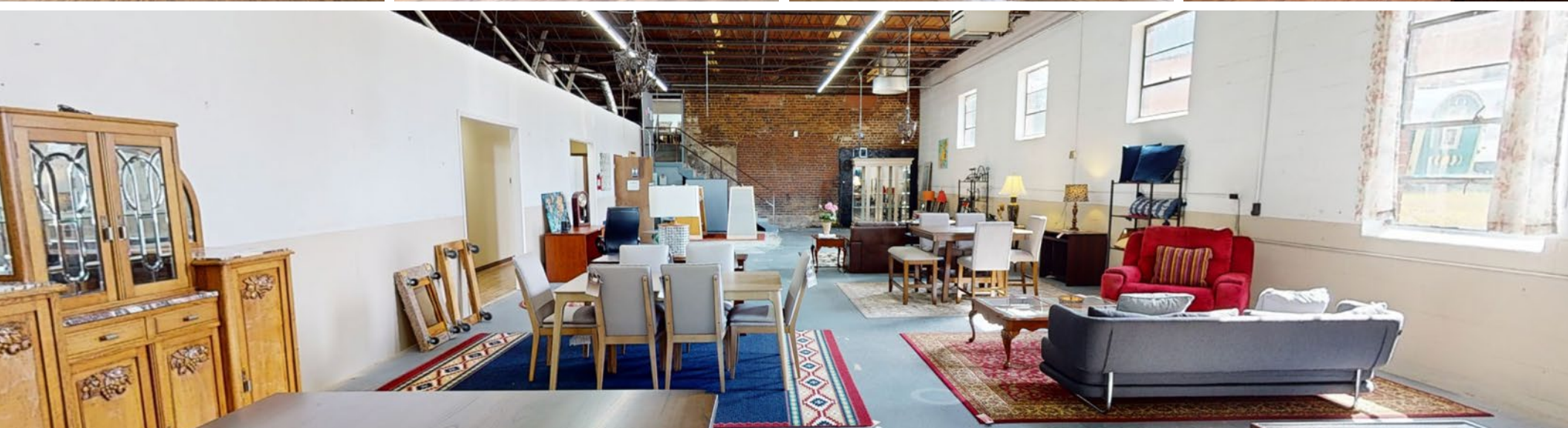
+/- 4,774 SF

**Lease Rate**

\$16/SF NNN

 [Virtual Tour](#)





# 156-B/C/D N. Broad Street

Mooresville, NC 28208

Prime retail space with mix of offices, open floorplan, garage door, ample windows, and single restroom.

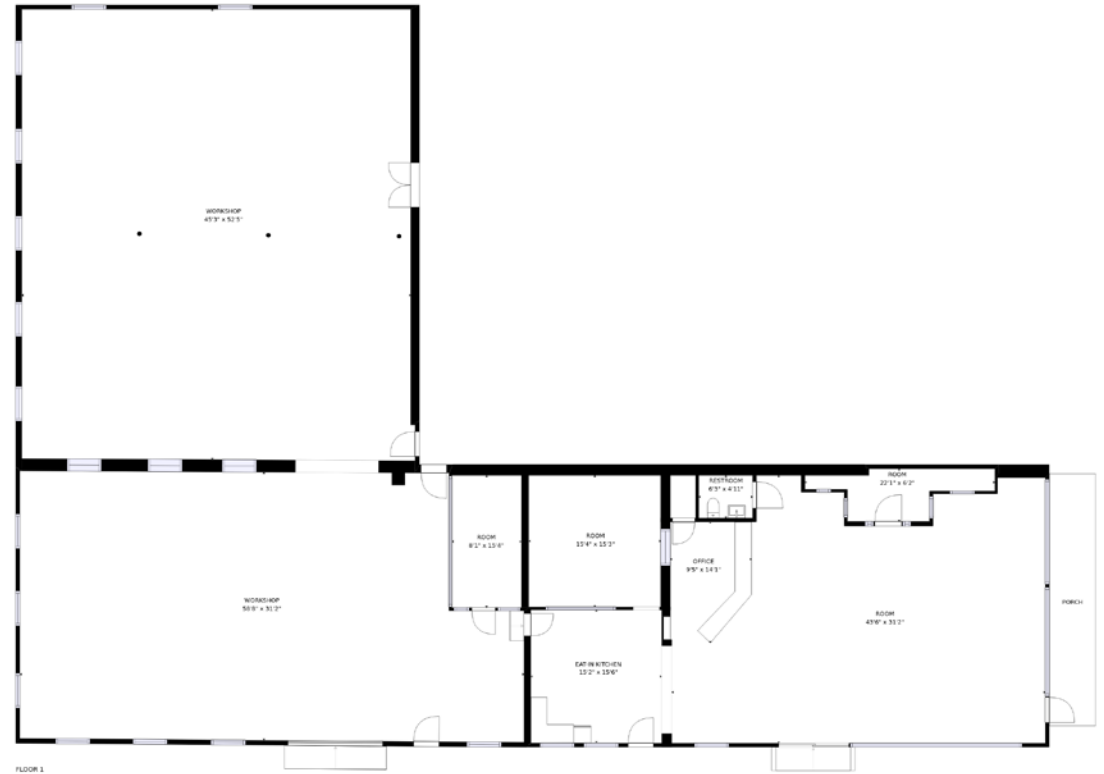
## Available

+/- 1,959 - 6,171 SF

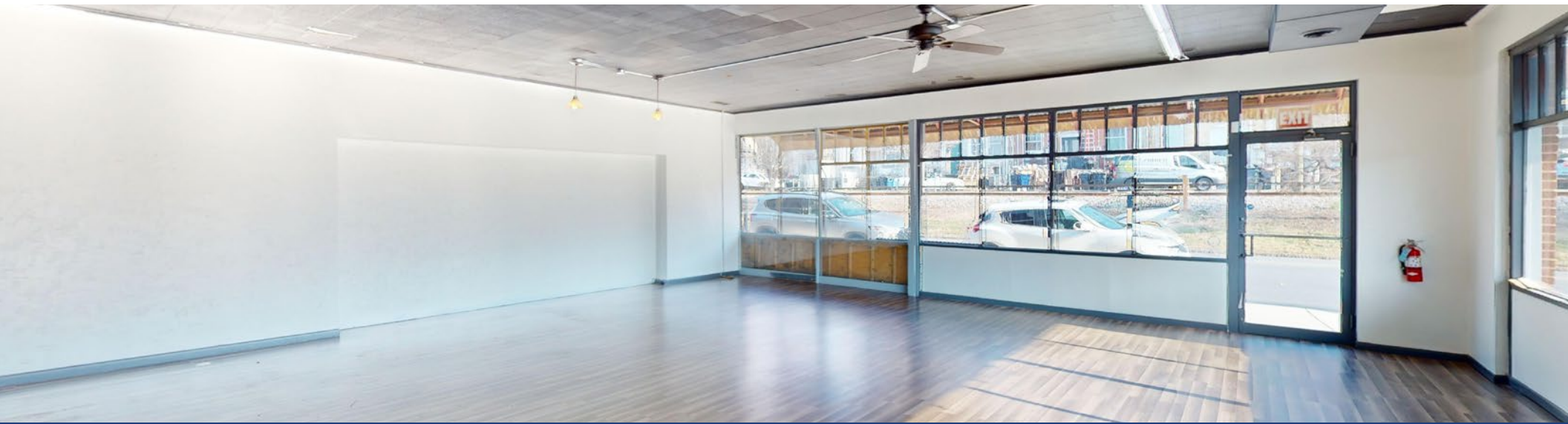
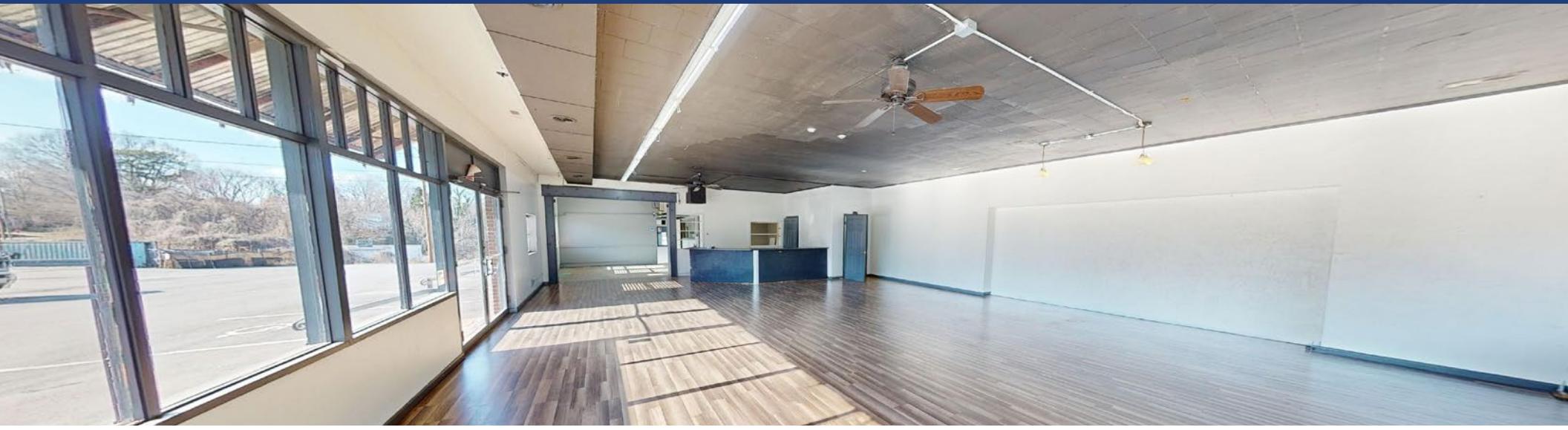
## Lease Rate

\$16 - \$24/SF NNN

 Virtual Tour







# 156-F N. Broad Street

Mooresville, NC 28208

Ground floor space with open floorplan, office, garage doors, and single restroom.

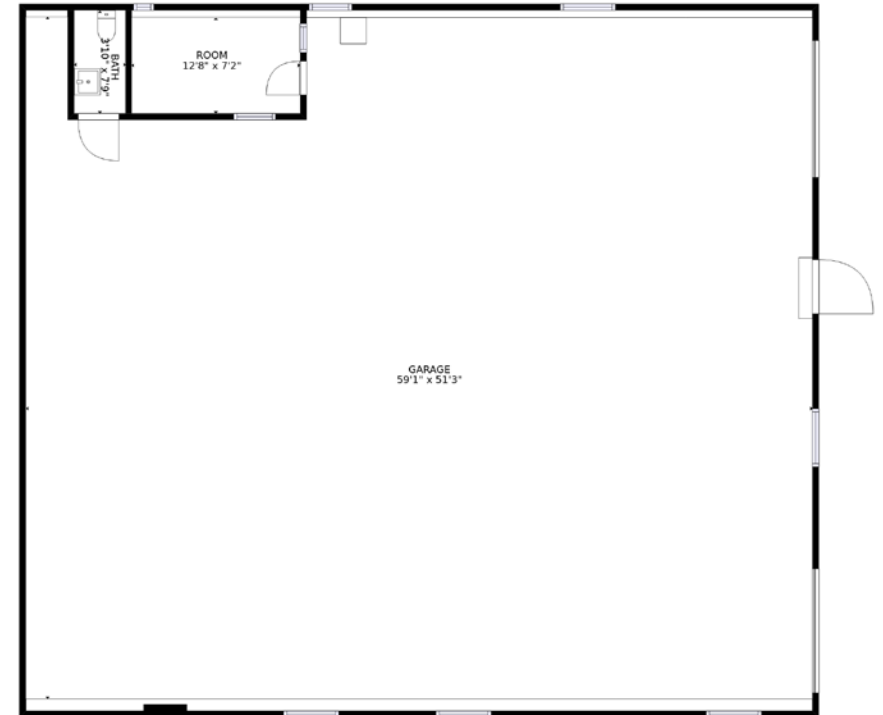
## Available

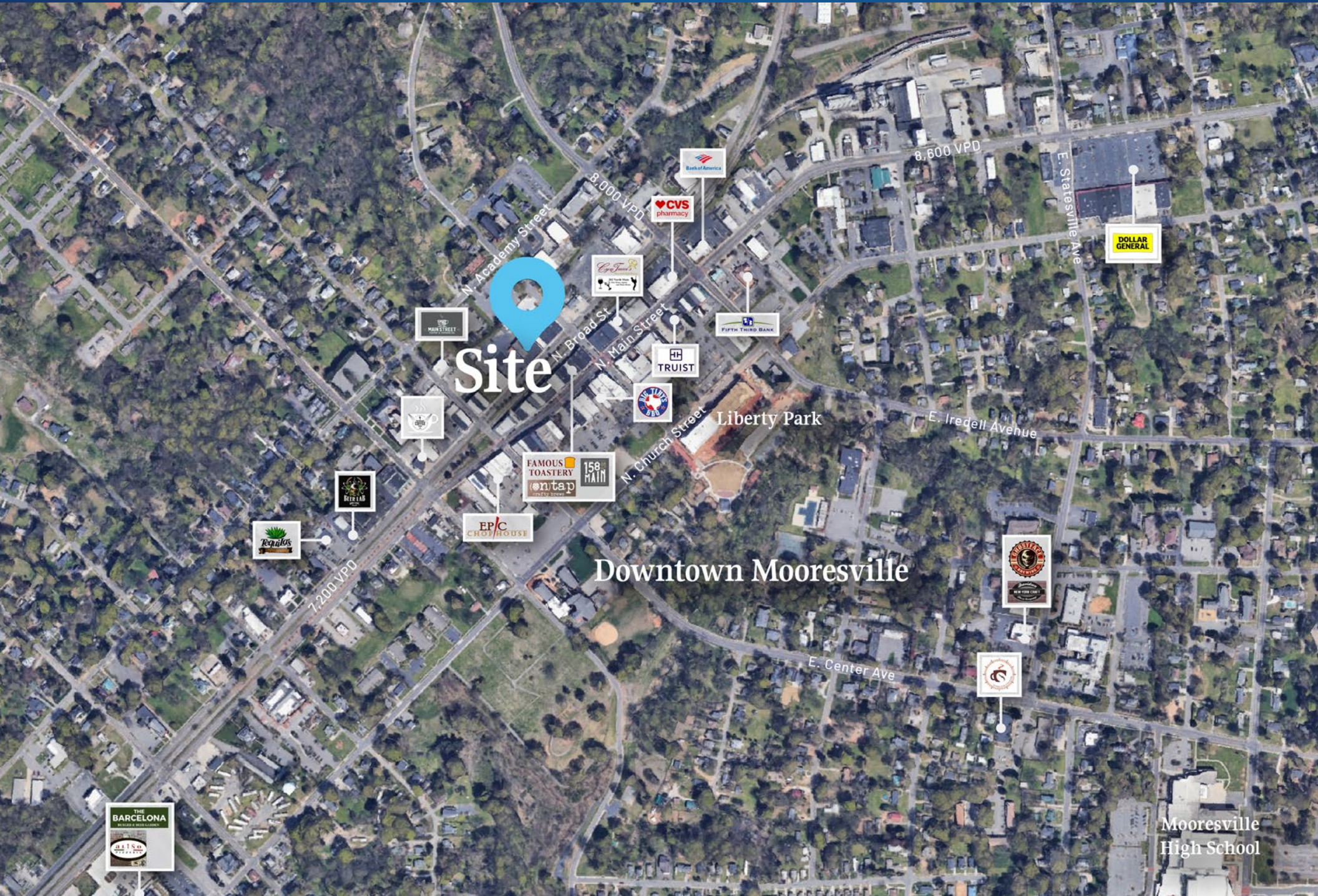
+/- 2,966 SF

## Lease Rate

\$16/SF NNN

 Virtual Tour





Site

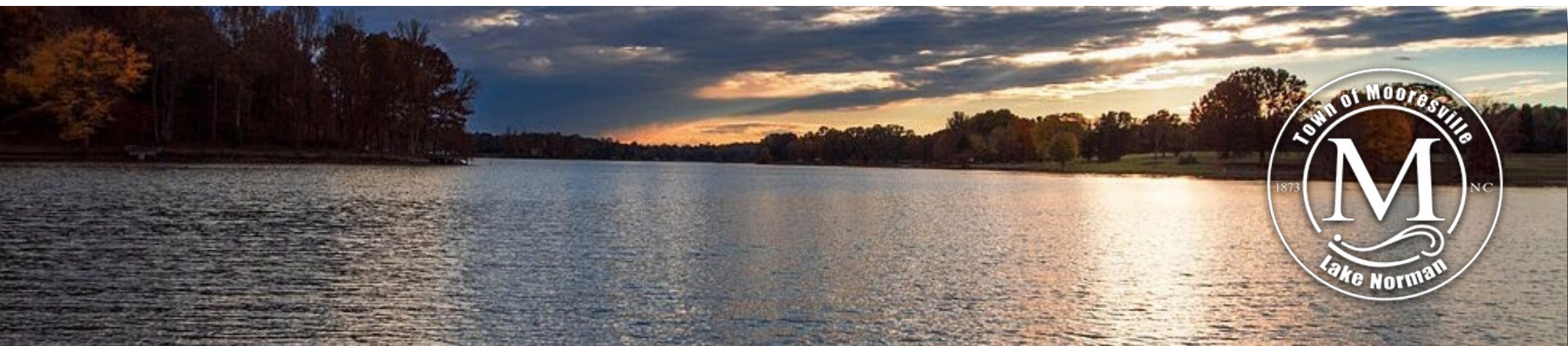
Downtown Mooresville

Mooresville High School

# Mooreville

## North Carolina

Mooreville is approximately a 35-minute drive north from Charlotte. With a growing population of nearly 40,000 people, Mooreville has become one of the top places to live outside of the Queen City. The town is near I-77, making it an easy commute for residents who work in Charlotte. Lake Norman is Mooreville's main attraction. With 520 miles of shoreline, the lake offers beautiful beaches, fishing, boating, hiking, camping, trails, and more.





Contact for Details

## Lauren Bremer

(980) 226-6911

lauren@thenicholscompany.com

## Taylor Barnes

(704) 274-1224

taylor@thenicholscompany.com



### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

### Phone

Office (704) 373-9797

Fax (704) 373-9798

### Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.